



17 Salman Road, Rackheath

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## 17 Salman Road

Rackheath, Norwich

### Home

Situated in the sought-after village of Horsford, this immaculate four-bedroom detached David Wilson home has been beautifully maintained and thoughtfully upgraded, offering stylish and spacious accommodation ideal for modern family living.

Upon entering, you are welcomed by a wide and inviting hallway, complete with elegant herringbone flooring that flows seamlessly throughout the entire ground floor. To the right of the entrance hall is a dedicated study, providing the perfect environment for those working from home or seeking a quiet reading or hobby space. The living room is a superb place to relax and unwind, offering generous proportions to accommodate a variety of furniture layouts. A bespoke built-in media wall creates a stylish focal point, complemented by ample shelving for personal displays, integrated storage cupboards and a beautiful bay window that fills the room with natural light. Conveniently positioned beneath the stairs are a practical downstairs WC and storage.

The heart of the home is the impressive kitchen/dining room, spanning over 19ft and designed with both family life and entertaining in mind. The contemporary kitchen offers an abundance of worktop space alongside a range of integrated appliances, including a gas hob with extractor hood, a built-in fridge-freezer, an eye-level double oven and an integrated dishwasher. The room opens into a generous dining area, creating the ideal setting for hosting family and friends, while double doors provide direct access to the rear garden. A separate utility room offers additional storage and a practical space for laundry.



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Upstairs, the bright and spacious landing leads to four well-proportioned bedrooms. The principal bedroom is an excellent-sized retreat, benefiting from two built-in wardrobes and ample space for larger bedroom furniture. It also enjoys a modern en-suite comprising a walk-in shower, wash basin and WC. Bedroom two is another generous double room, featuring dual-aspect windows overlooking the rear garden, making it an ideal guest or family bedroom. Bedrooms three and four provide versatile accommodation, perfect as children's bedrooms, guest rooms or additional office space. Completing the first floor is the contemporary family bathroom, fitted with both a spacious bathtub and separate walk-in shower, alongside a wash basin and WC.

### Outside

The property enjoys excellent kerb appeal, with attractive shrubs and flowering plants enhancing the front garden. A driveway to the side of the home provides off-road parking and leads to a single garage, with a secure gate offering convenient access to the rear garden. The enclosed rear garden has been thoughtfully landscaped, featuring a generous lawn alongside an extended patio area, creating the perfect space for outdoor dining, entertaining or even accommodating a hot tub. Mature shrubs and established trees border the garden, providing colour, privacy and an attractive backdrop throughout the seasons.



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### Location

Horsford is a highly desirable village located to the north of Norwich, offering an excellent balance of countryside surroundings and everyday convenience. The village benefits from a range of local amenities, including shops, schools, healthcare facilities, public houses and regular bus services, while nearby Norwich International Airport and the Northern Distributor Road provide excellent transport links. Norwich city centre is just a short drive away, offering an extensive selection of shopping, dining, leisure and cultural attractions, making Horsford an ideal location for families and commuters alike.

Situated in the sought-after village of Horsford, this immaculate four-bedroom detached David Wilson home is ideal for modern family living.

Council Tax band: E

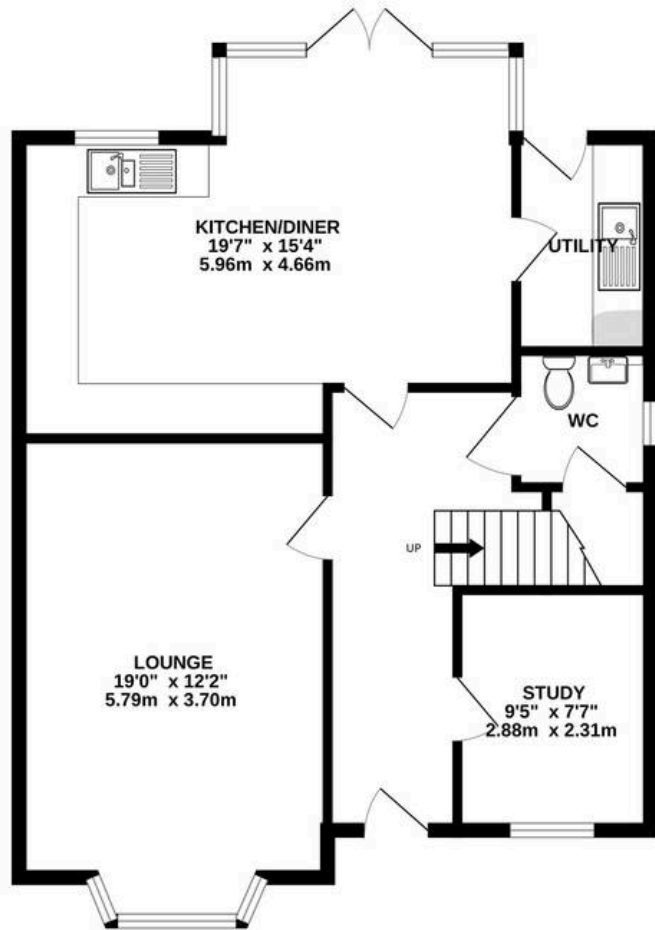
Tenure: Freehold

EPC Energy Efficiency Rating: B

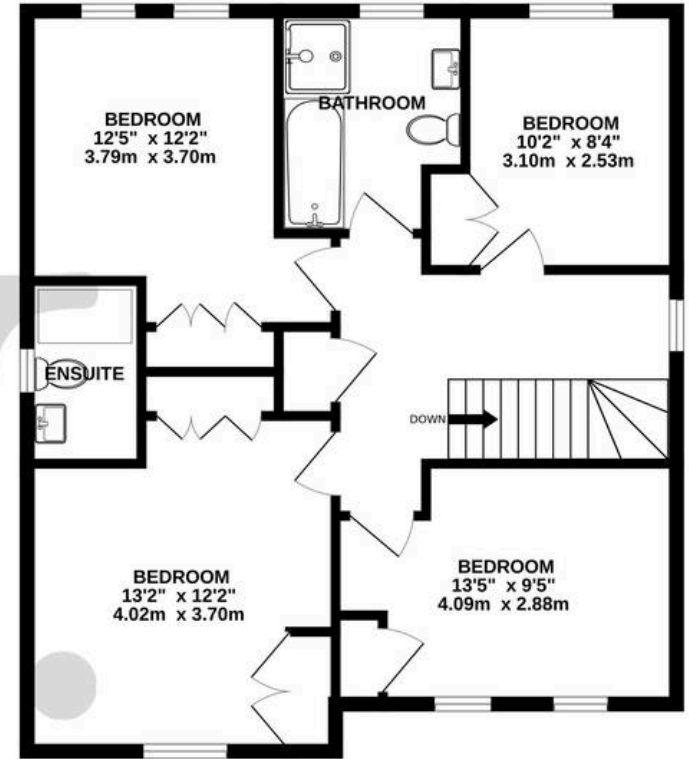
EPC Environmental Impact Rating: B

- Immaculate four-bedroom detached David Wilson home.
- Sought-after Horsford village location.
- Stylish 19ft+ kitchen/dining room with integrated appliances
- Spacious living room with media wall and bay window.
- Study, utility room and ground floor WC.
- Principal bedroom with fitted wardrobes and en-suite.
- Enclosed rear garden with extended patio and lawn.
- Driveway parking and single garage.

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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